TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Mary M. Myers legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 1B02.3C.1 to permit side yard setbacks of 0.5' and 9.2' in lieu of the required 10', a 50' lot width in lieu of the red red 55' (existing house) for proposed Lot 1-A; a side yard setback of 0' in lieu of the required 25', a rear yard setback of 23.9' in lieu of the required 30' and a 40' low width in lieu of the required 55' (existing house) for proposed Lot 2-A; a front yard setbac' of 5' in lieu of the required 25' and a side yard setback of 7' in lieu of the required 25' (existing house) for Proposed Lot 3-A

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Houses are existing and Variances are required to subdivide and legalize its setbacks of existing structures, and for other reasons to be determined at the time of the hearing.

AMAP: 44 CHECKEN OF THE STATE O

Property is to be posted and advertised as prescribed by Zening Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Balimore/County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser Mary M. Myers Legal Owner

Address 9034 Avenue B

Baltimore, Maryland . 219

Petitioner's Attorney Protestant's Attorney

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day

___A.M.

FILING

FOR

CEIVED

 α

X

(over)

RE. PETITION FOR VARIANCES

NE corner of Ross Ave. & Ave. B

15th District

: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

: Case No. 80-228-A

MARY M. MYERS, Petitioner

::::::

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County

Charter, I hereby enter my appearance in this proceeding. You are requested to notify

me of any hear i.g date or dates which may be now or hereafter designated therefore,

and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hessian, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 23rd day of April, 1980, a copy of the aforegoing Order was mailed to Mary M. Myers, 9034 Avenue B, Baltimore, Maryland 21219, Petitioner.

John W. Hessian, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

M's. Hary M. Hyers 9034 Avenue B Deltimore, Maryland 21219

the state of the s

of March

6902 North Point Rd.
Baltimore, Maryland 21219

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 12th derection, 1980.

WILLIAM E. HAMMOND

Zoning Commissioner

Petitioner Me Mary M. Hyers
Petitioner's Attorney

Nicholas B. Commodari Chairman, Zoning Plans

Chairman, Zoning Pla Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Avo.
Towson, Maryland 21204

000 Nicholas B. Commodari

Chairman M's. Mary M. Myers 9034 Avenue B
Baltimore, Maryland 21219

Dear M's. Myers:

MEMBERS

Bureau of
Engineering
Department of

Department of Traffic Engineering State Roads Commission

Bureau of
Fire Prevention

Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

RE: Item No. 155

Petitioner-Mary M. Myers

Variance Petition

The subject property, currently zoned D.R. 5.5 and located on the northeast corner of Ross Road and Avenue B in the 15th Election District, is presently improved with three individual dwellings. Adjacent properties are similarly zoned and improved with individual dwellings.

Because of your proposal to subdivide this property and allow each dwelling to remain on a separate lot, these assorted Variances are required. As indicated in the comments of the Office of Planning, all applicable subdivision regulations must be satisfied if this petition is granted.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

NEC:mch
Enclosures

CC: Head Engineering, Inc. 6902 North Point Road Baltimore, Maryland 21219 BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E. DIRECTOR

March 13, 1980

Mr. William E. Hammond Zening Commissioner County Office Building Towson, Maryland 21204

Re: Item #155 (1979-1980)

Property Owner: Mary M. Myers

N/E cor. Ross Rd. and 'B' Ave.

Existing Zoning: DR 5.5

Proposed Zoning: Lot 1-A Variance to permit a lot width of 50' in lieu of the required 55' and side setbacks of 8.5' and 9.2' in lieu of the required 10'.

Lot 2-A Variance to permit a lot width of 40' in lieu of the required 55' and a side setback of 2.3' in lieu of the required 10' and a rear setback of 23.9' in lieu of the required 30'.

Lot 3-A Variance to permit front and side setbacks of 7.0' in lieu of the required 25' and 10' respectively and a setback for an open porch of 5.0' in lieu of the required 7.5'.

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Acres: 0.5275 District: 15th

This property comprises Lots 1 and 2 "Lillian Brown" Plat, (W.P.C. 7, Folio 147). Re-subdivision of property within Baltimore County is subject to Baltimore County Subdivision Regulations.

. Highways:

Ross Road (Donaldson Road) and Avenue 'B' (Todd Avenue), existing public roads, are proposed to be improved in the future as 30-foot closed section roadways on 50-foot rights-of-way. The Ross Avenue proposed 50-foot right-of-way is to be reduced sufficiently to eliminate any of the existing building in the immediate area of the westerly side of the existing corner residence on proposed Lot 2-A.

Highway rights-of-way widenings, including a fillet area for sight distance at the intersection and any necessary revertible easements for slopes, will be required in connection with any grading or building permit application or re-subdivision of this property.

Item #155 (1979-198^)
Property Owner: Mary M. Myers
Page 2
March 13, 1980
Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

The property to be developed is located adjacent to tidewaters. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basement) and other special construction features are required.

Water and Sanitary Sewer:

There are public 8-inch water mains and 8-inch public sanitary sewerage in Ross Road and Avenue 'B'.

Very truly yours,

Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Wimbley
 J. Somers

A-NE Key Sheet 30 & 31 SE 33 Pos. Sheets SE 8 I Topo 115 Tax Map



JOHN D. SEYFFERT DIRECTOR

March 11, 1980

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond

Comments on Item #155, Zoning Advisory Committee Meeting, February 5, 1980, are as follows:

Property Owner Mary M. Myers
Location: NE/C Ross Road and "B" Avenue
Existing Zoning D.R.5.5

Proposed Zoning: Lot 1-A Variance to permit a lot width of 50' in lieu of the required 55' and side setbacks of 8.5' and 9.2' in lieu of the required 10'

Lot 2-A Variance to permit a lot width of 40' in lieu of the required 55' and a side setback of 2.3' in lieu of the required 10' and a rear setback of 23.9' in lieu of the required 30'.

Lot 2-A Variance to permit a lot width of 40' in lieu of the required 55' and a side setback of 2.3' in lieu of the required 10' and a rear setback of 23.9' in lieu of the required 30'.

Lot 3-A Variance to permit front and side setbacks of 7.0' in lieu of the required 25' and 10' respectively and a setback for an open parch of 5.0' in lieu of the required 7.5'.

Acres: 0.5275

District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

If the petition is granted the owner must comply with the Subdivision Regulations.

Very truly yours,

John L. Wimbley
Planner III

Current Planning and Development

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the/Zoning Commissioner of Baltimor, County, is 2014. day of May 19 80, that the herein Petition for the Variance(s) permit a lot width of 50 feet in lieu of the required 55 feet and side yard setbacks of 8.5 feet and 9.2 feet in lieu of the required 10 feet on Lot 1-A; to permit a lot width of 40 feet in lieu of the required 55 feet, a side yard setback of zero feet in ا هَيْ وَ وَهُ خَلَقَ الْمُعْلَمُونِ فِي اللَّهِ فِي اللَّهُ فَيْنَامِ وَالْمُونِيِّ فِي اللَّهِ عَلَيْهِ اللّ lieu of the required 25 feet, and a rear yard setback of 23.9 feet in lieu of the re-Squired 30 feet on Lot 2-A; and to permit a front yard setback of 5 feet and a side yand setback of 7 feet both in lieu of the required 25 feet on Lot 3-A should be and the sime is hereby CRANTED, from and after the date of this Order, subject,

however, to the following restrictions:

1. Compliance with the Subdivision Regulations.

2. Approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Dwellings existing - No Comment

Road variance - No Comment

Mr. Nick Commodari

Plans Review

ITEM NO. 156

SUBJECT Meeting of February 5, 1980

Mr. Charles E. Burnham, Chief

Zoning Advisory Committee

Deputy Zoning Commissioner of Baltimore County

February 4, 1980

baltimore county department of traffic engineering TOWSON, MARYLAND 21204

STEPHEN E. COLLINS

DIRECTOR

April 17, 1980

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

This department has no comment for the following items: #154 and #155.

Michael S. Flanigan Traffic Engineering Associate II

MSF/mjm

BALTIMORE COUNTY PUBLIC SCHOOLS Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: February 7, 1980

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue Towson, Maryland 21204

2.A.C. Meeting of: February 5, 1980

RE: Item No: 151, 152, 153, 154, 155, 156, 157 Property Owner: Location: Present Zoning: Proposed Zoning:

District: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours, 3 Jacklich Telonal Wa. Nick Petrovich, Assistant Department of Planning

WNP/bp

BALTIMORE COUNTY
DEPARTMENT OF FEALTH
TOWSON, MARYLAND 21204 DONALD J. ROOP, M.D. M.P.H. DEPUTY STATE & COUNTY HEALTH OFFICER

March 24, 1980

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 155, Zoning Advisory Committee meeting of February 5, 1980, are as follows:

> Property Owner: Location: Existing Zoning: Proposed Zoning:

Mary M. Myers ME/C Ross Road & 'B' Avenue

Lot 1-A Variance to permit a lot width of 50' in lieu of the required 55' and side setbacks of 8.5' and 9.2' in lieu of the required 10'

Lot 2-A Variance to permit a lot width of 40' in lieu of the required 55' and a side setback of 2.3' in lieu of the required 10' and a rear setback of 23.9' required 10' and a rear setback of 23.9' in lieu of the required 30'

Lot 3-A Variance to permit front and side setbacks of 7.0' in lieu of the required 25' and 10' respectively and a setback for an open porch of 5.0' in lieu of the required 25' and 10' respectively and a setback for an open porch of 5.0' in lieu of the required 7.5' lieu of the required 7.5'.

Acres: District:

IJF/mw

Metropolitan water and sewer exists; therefore, no health hazards are anticipated.

0.5275 15

Very truly yours,

BUREAU OF ENVIRONMENTAL SERVICES

到。約 BALTIMORE COUNTY FIRE DEPARTMENT FIRE DEPARTMENT TOWSON, MARYLAND 21204

PAUL H. REINCKE CHIEF

February 29, 1980

Mr. William Hammond Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

Re: Property Owner: Mary M. Myers

NE/C Ross Rd. & 'B' Ave. Location:

Item No:

Zoning Agenda: 2-5-80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

Planning Group
Special Inspection Division

PETITION FOR VARIANCES

15th District

ZONING: Petition for Variances

LOCATION: Northeast corner of Ross Avenue and Avenue B

Thursday, May 8, 1980 at 9:45 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit side yard setbacks of 8.5 feet and 9.2 feet in lieu of the required) feet, 8.5 feet and 9.2 feet in lieu of the required) feet, a lot width of 50 feet in lieu of the required 55 feet (existing house) for proposed Lot 1-A; a side yard setback of 0 feet in lieu of the required 25 feet, and a rear yard setback of 23.9 feet in lieu of the required 30 feet and a 40 foot lot width in lieu of the required 55 feet (existing house) for proposed Lot 2-A; a front yard setback of 5 feet in lieu of the required 25 feet and a side yard setback of 7 feet in lieu of the required 25 feet (existing house) for proposed Lot 3-A proposed Lot 3-A

The Zoning Regulations to be excepted as follows:

Section 1B02.3C.1 - Development Standards for Small Lots or Tracts

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Mary M. Myers, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, May 8, 1980 at 9:45 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

> BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your Petition has been received this

William E. Hammond, Zoning Commissioner

Reviewed by *This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

1 SEP 13 033

ORBER BATE.

CEB: rrj

BATTIMORE COUNTY, MARYTAND

INTER-OFFICE CORRESPONDENCE

TO	Mr. W. E. Hammond Zoning Commissioner	April 14, 1980	
10	John D. Seyffert, Director		
EDOM.	Office of Planning and Zoning		

SUBJECT Petition No. 80-228-A Item 155

Petition for Variances
Northeast corner of Ross Avenue and Avenue B
Petitioner - Mary M. Myers

Fifteen District

HEARING: Thursday, May 8, 1980 (9:45 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

John D. Selffert, Director
Office of Planning and Zoning

JDS:JGH:ab

April 8, 1980
Ms. Mary M. Pyers

NOTICE OF HEARING

TOWSON, MARYLAND

9034 Avenue B

Baltimore, Maryland 21219

FE: Petition for Variance - NE/C of Ross Road and Avenue B Case No. 80-228-A

TIME: 9:45 A.M.

DATE: Thursday, Hay 8, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

BAIMIMORE COUNTY

co: Head Engineering & Surveys of Maryland, Inc. 6902 North Point Road Baltimore, Maryland 21219 BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E HAMMOLID ZONING COMMISSIONER

April 23, 1980

Mrs. Mary M. Myers 9034 Avenue B Daltimore, Maryland 21219

> PE: Petition for Variance NE/C Foss Ave & Avenue B Case No. 80-225-A

Dear Mrs. Myers:

This is to advise you that _______ is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:aj

On January 9 - Mr. Robert Coster

Selfwered personally 3 cagnes of

Petition for gaming Variance forms

Also a check for 25.00. Londland

or my receipt for and 25.00. Copy

Your now have 3 more Petitions

Please try to gut thru the necessary

work to get this matter Clerred

up Thank your

North Country

9034 Country

Mari 8014

mr William & Hammond C that a areance # 155 Lithe my permission Thank you mary myers 9034 livenue B. Baltimore md 2/2/9 SURVEYS of Maryland, Inc. Commercial • Private 6902 NORTH POINT RD. ROBERT Y, COSTER, JR. P.L.S. Res. 628-2751 BALTIMORE, MD. 21219 LONING LAW. PHONE (301) 388-0900

HEAD
ENGINEERING &
SURVEYS of Maryland, Inc.

BALTIMORE, MARYLAND 21219 Phone (301) 386-0900

DESCRIPTION OF LOTS 1 AND 2, LILLIAN BROWN PLAT, 15th ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

BEGINNING for the same at the point of intersection of the northwesterly right of way line of Avenue B, thirty feet wide, with the northeasterly right of way line of Ross Road, thirty feet wide, thence thereby;

1) North 30° 55' 64" West, 228.70 feet to a point and corner for these lands and lands now or formerly of Marshall F. Kendall, thence thereby;

2) North 58° 40° 18" East, 100.00 feet to a point and corner for these lands and Lot 3, thence thereby;

3) South 30° 55' 04" East, 230.90 feet to a point and corner on the aforesaid north-westerly right of way line of Avenue B, thence thereby:

4) South 59° 55' 56" West, 100.00 feet to the point and place of BEGINNING, containing 0.5275 Acres of land, more or less.

104 2044

BALTIMORE COUNTY
OFFICE OF PLA HING & ZONING
TOWSON, MARYLAND 21204
494-3353

William E. Hammond Zoning Commissioner

May 20, 1930

Ms. Mary M. Myers 9034 Avenue B Baltimore, Maryland 21219

RE: Petition for Variances

NE/corner of Ross Ave. & Avenue B
15th Election District

Mary M. Myers - Petitioner

NO. 80-228-A (Item No. 155)

Dear Ms. Myers:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. Robert Y. Coster, Jr. 6902 North Point Road Baltimore, Maryland 21219

> John W. Hessian, III, Esquire Prople's Counsel

	C.	Africa to of	Marriage	LICENS	SE 1.0
		State of M		49	140
- 1. - 1. 1/2	/	FREDERICK COL	JNTY (10)	~	
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de's ame illus	Mary Margare	t Ekholm	Age 57	Birthplace	W.Va.
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		to groom if any	None		
į··	· DowFeb.	26 1775 R	stor Lott. E. M. Clorel St	hurch in	Land

CERTIFICATION CONTRACTOR

FUNERAL HOME

7922 WISE AVENUE

DUNDALK, MARYIAND 21222

DATE JULY 8, 1970

TO HTS. Hury Etholm

FUNERAL Bronzetone Perma Seal Retal

Sarket & Professional Services Rendered

#1,200.

#1,550.

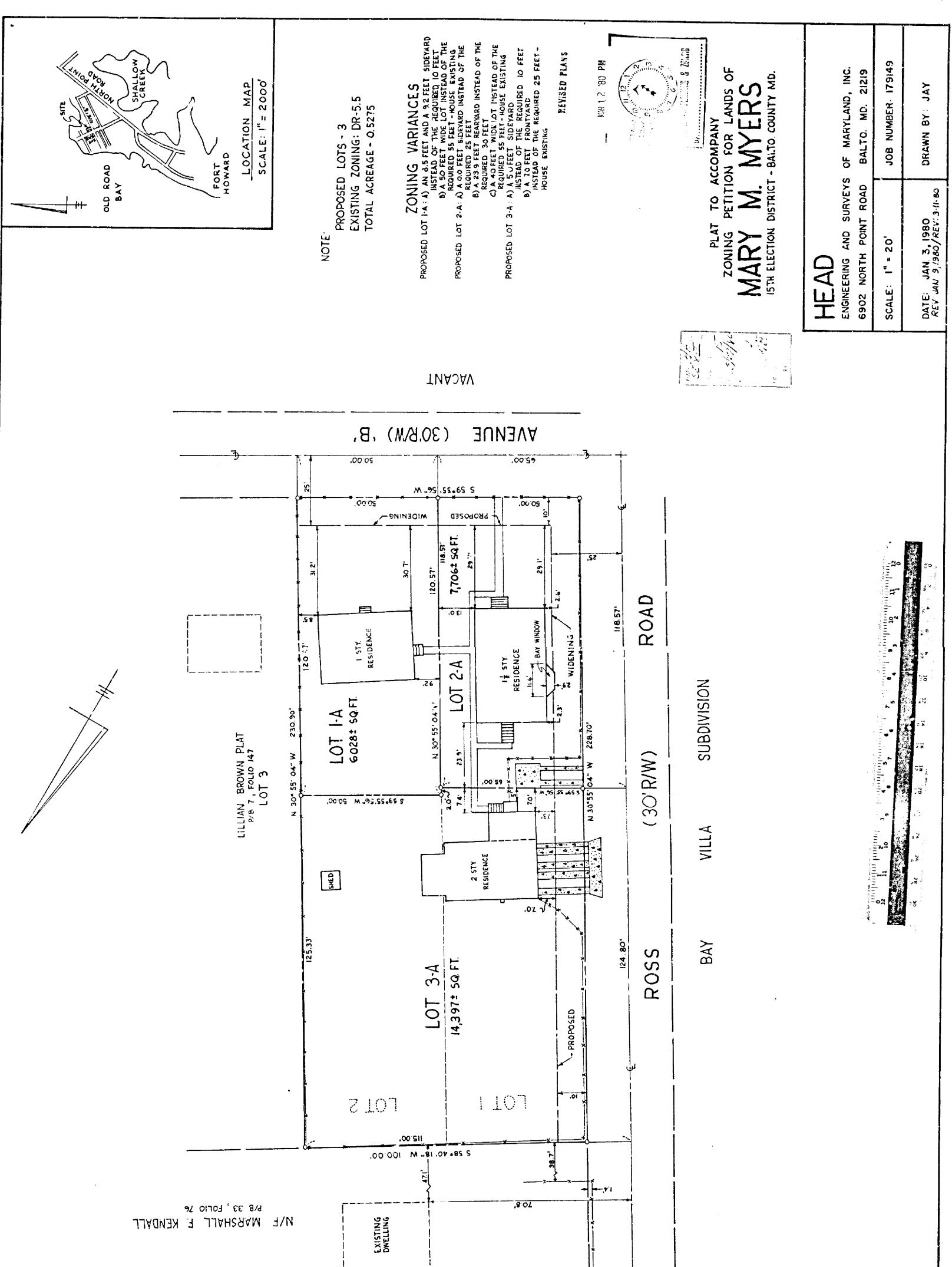
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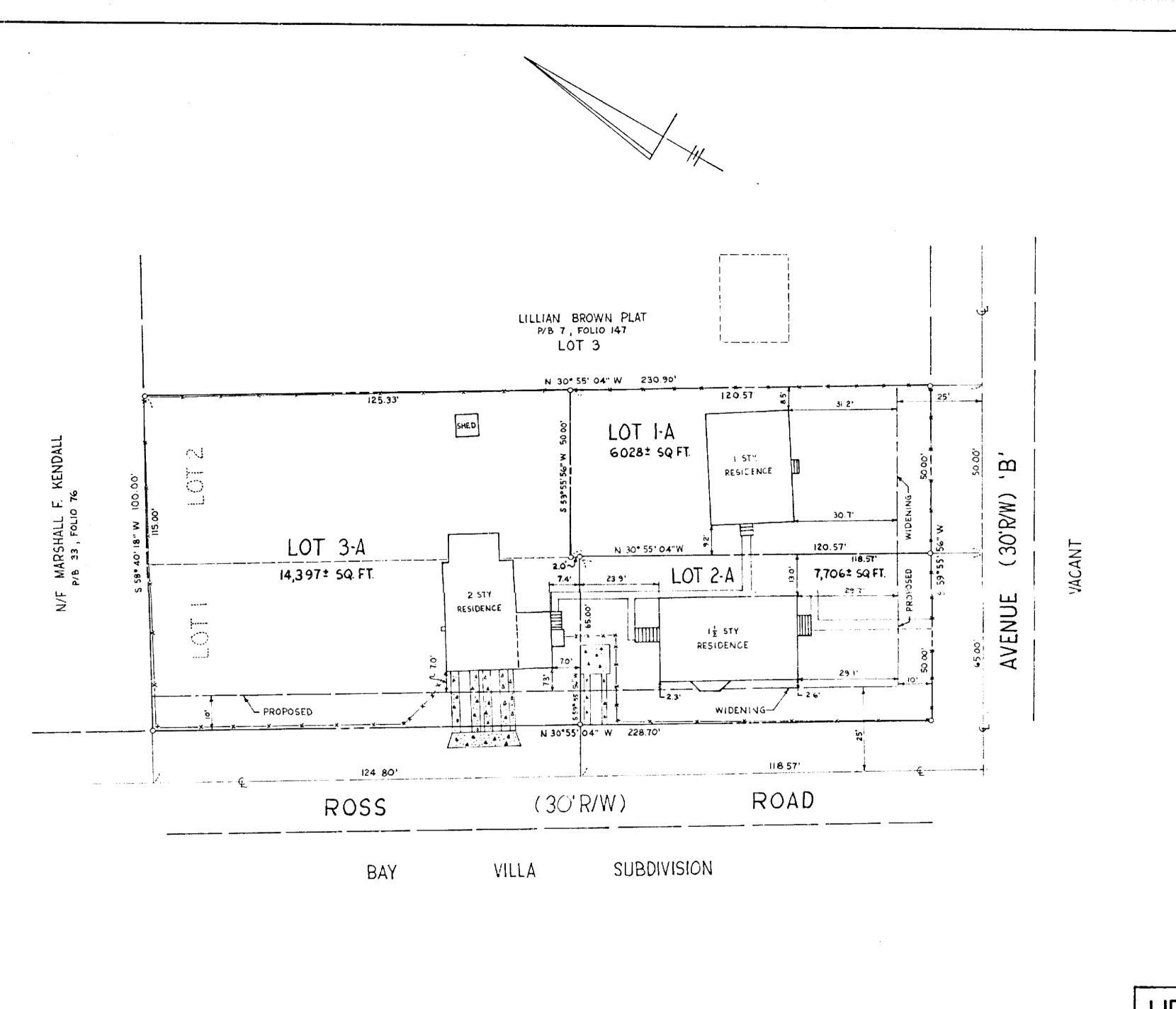
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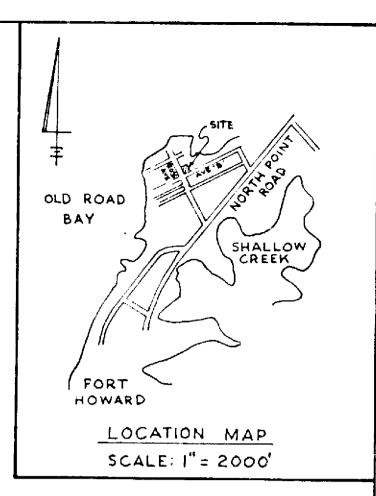
THANK YOU

1 SIP 13 735

DETITION AND DESIGNATION OF THE PROPERTY OF TH	PETITION FOR VARIANCES 15th DISTRICT SONING: Petition for Variances LOCATION: Northeast corner of Ross Avenue and Avenue B	
PETITION MAPPING PROGRESS SHEET FUNCTION Wall Map Original Duplicate Vising 200 Sheet	DA'LD & TIME: Thursday, May 8, 15 hat 9:45 A.M. PUB J HEARING: Room 166, County Office: Building, 111 W. Chesapeake Avenue, Towner	•
PUNCTION Wall Map Original Duplicate Fring 200 Sheet	The Zoning Commissioner of Del	SECT THE THE
outline plotted on map	timore County, by authority of the Soning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Variances to permit side yard setbacksof i.5 feet and \$.2 feet in lieu of the required 10 feet,	MAP 2000 2000 ALLOW SHALLOW 2000 2000 15.5 15.5 15.1 INTERD IO FEET SIDEYAL EQUIRED 10 FEET SIDEYAL ST. 1 INSTEAD OF THE
Petition number added to outline	feet in lieu of the required 10 feet, a lot width of 50 feet in lieu of the required 55 feet (existing house) for proposed Lot 1-A; a side yard setback of 0 feet in lieu of the required 25 feet, and a rear yard setback of 25 feet, and a rear yard setback of 25 feet to liver of the required.	MAP 2000' SAALL SHALL SH
	back of 0 feet in lieu of the required. 25 feet, and a rear yard aetback of 23.9 feet in lieu of the required 30 [feet and a 40 foot lot width to lieu.	Z " Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z
Denied	feet and a 40 foot let width in lieu of the required 55 feet (existing house) for proposed Lot 2-A; a front yard setberk of 5 feet is lieu of the required 5 feet wide yard setberk of 5 feet is lieu of the required 50 feet will be under the required 50 feet we will be under the required 35 feet we will be under the required 36 feet we	
Granted by ZC, BA, CC, CA	The Zoning Regulations to be an appearing on theday ofday of	SCALE
	Section 1802.3C.1 — Development Standards for Small Lets or Tracts All that parent of let.	
Reviewed by: Revised Plans: Change in outline or descriptionYes	teenth District of Bait more County Beginning for the same at the point of intersection of the north- westerly right of way line of Avenue B. thirty feet wide, with the north-	PROPOSI EXISTING TOTAL A ZON STIA: A)
Previous case:No	Road, thirty feet wide, thence thereby: 1) North 30° 55° 64° West 200 50	OTE:
	feet to a point and corner for these lands and lands now or formerly of Marshall F. Kendall, thence thereby; 2) North 58° 40′ 18° %ast 100.00	Ž Q
	lands and Lot 3, thence thereby; 3) South 30° 55′ 04″ East, 230.90	
	line of Avenue B, thence thereby: 4) South 199 555 565 When 199 59	
	feet to the point and place of begin- ning, containing 0.5275 acres of land, more or less. Being the property of Mary M. Myers, as shown on plat plan filed with the Zoning Department Hearing Date: Thursday	
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING	1980 at 9:45 A.M. Public Hearing: Room 106, Coun-	
County Office Building 111 W. Chesapeake Avenue	peake Avenue, Towson, Maryland. By Order of: WILLIAM E. HAMMOND, Zoning Commissioner	TNA
Your Petition has been received this day of, 1921.*	of Baltimore County April 17.	
Filing Fee \$ Received: Check		(30.K/M), B,
Cash Other	0 130-230-2	.00 os 1
$\left(\frac{1}{100}\right)\left(\frac{1}{100}\right)$	CERTIFICATE OF POSTING	22. 29. M
Dellian Edla	ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland	NIDENING -
William E. Hammond, Zoning Commissioner Petitioner Submitted by		
Petitioner's Attorney Reviewed by	District 12 Date of Posting 1/3/30 Posted for: 12/1/3/11/22 1/3/2/11/11/22	-i- 19.53
*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.	Petitioner: Mary M. Merkan	8 05 TZ
	Location of property: ALT AC A RESS PH. 1020 CONTRACTS	
	Location of Signs: 6-12-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1	58
	Remarks: 2 25 7010 020000 for lengthy description	
PETITION FOR VARIANCE 15th District Essex, Md.,	Posted by Signature Date of return: 1125/50	.26
VARIANCE 15th District Zoning: Petition for		
Variances. Location: Northeast corner of Ross avenue and Avenue R	d segue	AT AT 230.5
Date & Time: Thursday, May 8, 1980 at 9:45 A.M. Public Hearing: Room 106, County Office Building, 111 W.		2
Chesapeake avenue. Towson, Maryland. The Zentra Communication was inserted in Qie Essex Times, a newspaper		BROW FOLIO
Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Baltimore County, by authority printed and published in Baltimore County, once in printed and published in Baltimore County, once in successive		Z 60 .00 09 M .93.55.65 \$
Petition for Variances to permit aide yard setbacks of 8.5 weeks before the		
required 10 feet, a lot width of 50 feet in lieu of the required 55 feet (existing house) for		
proposed Lot 1-A; a side yard setback of 0 feet in lieu of the required 25 feet, and arear yard setback of 23.9 feet in lieu of the		量
required 30 feet and a 40 feet lot width in lieu of the required 55 feet (existing house) for		<u></u>
proposed Lot 2-A; a front yard setback of 5 feet in lieu of the required 25 feet and a side yard setback of 7 feet in lieu of the required 25 feet (existing house)	121 1A 607/A	
for proposed Lot 3-A. The Zoning Regulations to be	207/17	125.33
excepted as follows: Section 1B02.3C.1 Development Standards for Small Lots or Tracts		3.A
All that parcel of land in the Fifteenth District of Baltimore County Beginning for the same at the		
point of intersection of the northwesterly right of way line		
feet wide, thence thereby:	The state of the s	
228.70 feet to a point and corner for these lands and lands now or formerly of Marshall F. Kendell	Seller Se	
thence thereby: (2) North 58° 40′ 18″ East, 100.00 feet to a point and corner for these lands and Lot 3, thence thereby:	2 2 2 3 4 2 2 2 2 3 4 2 2 2 2 3 4 2 2 2 3 4 2 2 2 3 4 2 2 2 3 4 2 2 2 3 4 2 2 2 3 4 2 2 2 3 4 2 2 2 3 4 2 2 2 3 4 2 2 2 3 4 2 2 2 3 4 2 2 2 3 4 2 2 2 3 4 2 2 2 3 4 2 2 2 3 4 2 2 2 3 4 2 2 2 2	. Lors
(3) South 30° 55′ 04″ East, So	B B B B B B B B B B B B B B B B B B B	
right of way line of Avenue B, thence therby: (4) South 59° 55′ 56″ West, 100.00 feet to the point and	ON ON OR S	.00°001 M .81.0V
place of Beginning, containing 0.5275 acres of land, M/L. Being the property of Mary M. M	E E E E E E E E E E E E E E E E E E E	,124
Department. Hearing Date:		P/8 33 , FOLIO 76
THURSDAY, MAY (1980 AT 9.45 A.M. Public Hearing: Room 106, County Office Building, 111 W. Cinesapeake Avenue, Towson, Maryland Maryland		MYF MARSHALL F. KENDALL WELLING WELLING WASHALL F. KENDALL
Cinesapeake Avenue, Towson, Maryland, BY ORDER OF WILLIAM E. HAMMOND	A E July 1 A C L L L L L L L L L L L L L L L L L L	EXIS] DWEL







NOTE:

PROPOSED LOTS - 3 EXISTING ZONING: DR-5.5 TOTAL ACREAGE - 0.5275

ZONING VARIANCES

PROPOSED LOT I-A: A) AN 8.5 FEET AND A 9.2 FEET SIDEYARD
INSTEAD OF THE REQUIRED TO FEET
B) A 50 FEET WIDE LOT INSTEAD OF THE
REQUIRED 55 FEET -HOUSE EXISTING
PROPOSED LOT 2-A: A) A 2.3 FEET SIDEYARD INSTEAD OF THE
REQUIRED 25 FEET
B) A 2.4 FEET REALIZED INSTEAD OF THE B) A 23 9 FEET REARYARD INSTEAD OF THE

PROPOSED LOT 3-A A) A 7.0 FEET AND A 7.4 FEET SIDEYARD INSTEAD OF THE INSTEAD OF THE INSTEAD OF THE REQUIRED OF THE REQUIRED OF THE REQUIRED TO FEET AND A 7.3 FEET FRONTYARD INSTEAD OF THE REQUIRED 25 FEET HOUSE EXISTING

PLAT TO ACCOMPANY ZONING PETITION FOR LANDS OF 15TH ELECTION DISTRICT - BALTO, COUNTY MD.

HEAD ENGINEERING AND SURVEYS OF MARYLAND, INC. 6902 NORTH POINT ROAD BALTO. MD. 21219 SCALE: |" = 20" JOB NUMBER: 179149 DATE: JAN. 3, 1980 REV: JAN. 9,/980 DRAWN BY JAY

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Mary M. Myers legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 1B02.3C.1 to permit side yard setbacks of 0.5' and 9.2' in lieu of the required 10', a 50' lot width in lieu of the red red 55' (existing house) for proposed Lot 1-A; a side yard setback of 0' in lieu of the required 25', a rear yard setback of 23.9' in lieu of the required 30' and a 40' low width in lieu of the required 55' (existing house) for proposed Lot 2-A; a front yard setbac' of 5' in lieu of the required 25' and a side yard setback of 7' in lieu of the required 25' (existing house) for Proposed Lot 3-A

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Houses are existing and Variances are required to subdivide and legalize its setbacks of existing structures, and for other reasons to be determined at the time of the hearing.

AMAP: 44 CHECKEN OF THE STATE O

Property is to be posted and advertised as prescribed by Zening Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Balimore/County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser Mary M. Myers Legal Owner

Address 9034 Avenue B

Baltimore, Maryland . 219

Petitioner's Attorney Protestant's Attorney

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day

___A.M.

FILING

FOR

CEIVED

 α

X

(over)

RE. PETITION FOR VARIANCES

NE corner of Ross Ave. & Ave. B

15th District

: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

: Case No. 80-228-A

MARY M. MYERS, Petitioner

::::::

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County

Charter, I hereby enter my appearance in this proceeding. You are requested to notify

me of any hear i.g date or dates which may be now or hereafter designated therefore,

and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hessian, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 23rd day of April, 1980, a copy of the aforegoing Order was mailed to Mary M. Myers, 9034 Avenue B, Baltimore, Maryland 21219, Petitioner.

John W. Hessian, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

M's. Hary M. Hyers 9034 Avenue B Deltimore, Maryland 21219

the state of the s

of March

6902 North Point Rd.
Baltimore, Maryland 21219

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 12th derection, 1980.

WILLIAM E. HAMMOND

Zoning Commissioner

Petitioner Me Mary M. Hyers
Petitioner's Attorney

Nicholas B. Commodari Chairman, Zoning Plans

Chairman, Zoning Pla Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Avo.
Towson, Maryland 21204

000 Nicholas B. Commodari

Chairman M's. Mary M. Myers 9034 Avenue B
Baltimore, Maryland 21219

Dear M's. Myers:

MEMBERS

Bureau of
Engineering
Department of

Department of Traffic Engineering State Roads Commission

Bureau of
Fire Prevention

Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

RE: Item No. 155

Petitioner-Mary M. Myers

Variance Petition

The subject property, currently zoned D.R. 5.5 and located on the northeast corner of Ross Road and Avenue B in the 15th Election District, is presently improved with three individual dwellings. Adjacent properties are similarly zoned and improved with individual dwellings.

Because of your proposal to subdivide this property and allow each dwelling to remain on a separate lot, these assorted Variances are required. As indicated in the comments of the Office of Planning, all applicable subdivision regulations must be satisfied if this petition is granted.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

NEC:mch
Enclosures

CC: Head Engineering, Inc. 6902 North Point Road Baltimore, Maryland 21219 BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E. DIRECTOR

March 13, 1980

Mr. William E. Hammond Zening Commissioner County Office Building Towson, Maryland 21204

Re: Item #155 (1979-1980)

Property Owner: Mary M. Myers

N/E cor. Ross Rd. and 'B' Ave.

Existing Zoning: DR 5.5

Proposed Zoning: Lot 1-A Variance to permit a lot width of 50' in lieu of the required 55' and side setbacks of 8.5' and 9.2' in lieu of the required 10'.

Lot 2-A Variance to permit a lot width of 40' in lieu of the required 55' and a side setback of 2.3' in lieu of the required 10' and a rear setback of 23.9' in lieu of the required 30'.

Lot 3-A Variance to permit front and side setbacks of 7.0' in lieu of the required 25' and 10' respectively and a setback for an open porch of 5.0' in lieu of the required 7.5'.

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Acres: 0.5275 District: 15th

This property comprises Lots 1 and 2 "Lillian Brown" Plat, (W.P.C. 7, Folio 147). Re-subdivision of property within Baltimore County is subject to Baltimore County Subdivision Regulations.

. Highways:

Ross Road (Donaldson Road) and Avenue 'B' (Todd Avenue), existing public roads, are proposed to be improved in the future as 30-foot closed section roadways on 50-foot rights-of-way. The Ross Avenue proposed 50-foot right-of-way is to be reduced sufficiently to eliminate any of the existing building in the immediate area of the westerly side of the existing corner residence on proposed Lot 2-A.

Highway rights-of-way widenings, including a fillet area for sight distance at the intersection and any necessary revertible easements for slopes, will be required in connection with any grading or building permit application or re-subdivision of this property.

Item #155 (1979-198^)
Property Owner: Mary M. Myers
Page 2
March 13, 1980
Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

The property to be developed is located adjacent to tidewaters. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basement) and other special construction features are required.

Water and Sanitary Sewer:

There are public 8-inch water mains and 8-inch public sanitary sewerage in Ross Road and Avenue 'B'.

Very truly yours,

Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Wimbley
 J. Somers

A-NE Key Sheet 30 & 31 SE 33 Pos. Sheets SE 8 I Topo 115 Tax Map



JOHN D. SEYFFERT DIRECTOR

March 11, 1980

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond

Comments on Item #155, Zoning Advisory Committee Meeting, February 5, 1980, are as follows:

Property Owner Mary M. Myers
Location: NE/C Ross Road and "B" Avenue
Existing Zoning D.R.5.5

Proposed Zoning: Lot 1-A Variance to permit a lot width of 50' in lieu of the required 55' and side setbacks of 8.5' and 9.2' in lieu of the required 10'

Lot 2-A Variance to permit a lot width of 40' in lieu of the required 55' and a side setback of 2.3' in lieu of the required 10' and a rear setback of 23.9' in lieu of the required 30'.

Lot 2-A Variance to permit a lot width of 40' in lieu of the required 55' and a side setback of 2.3' in lieu of the required 10' and a rear setback of 23.9' in lieu of the required 30'.

Lot 3-A Variance to permit front and side setbacks of 7.0' in lieu of the required 25' and 10' respectively and a setback for an open parch of 5.0' in lieu of the required 7.5'.

Acres: 0.5275

District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

If the petition is granted the owner must comply with the Subdivision Regulations.

Very truly yours,

John L. Wimbley
Planner III

Current Planning and Development

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the/Zoning Commissioner of Baltimor, County, is 2014. day of May 19 80, that the herein Petition for the Variance(s) permit a lot width of 50 feet in lieu of the required 55 feet and side yard setbacks of 8.5 feet and 9.2 feet in lieu of the required 10 feet on Lot 1-A; to permit a lot width of 40 feet in lieu of the required 55 feet, a side yard setback of zero feet in ا هَيْ وَ وَهُ خَلَقَ الْمُعْلَمُونِ فِي اللَّهِ فِي اللَّهُ فَيْنَامِ وَالْمُونِيِّ فِي اللَّهِ عَلَيْهِ اللّ lieu of the required 25 feet, and a rear yard setback of 23.9 feet in lieu of the re-Squired 30 feet on Lot 2-A; and to permit a front yard setback of 5 feet and a side yand setback of 7 feet both in lieu of the required 25 feet on Lot 3-A should be and the sime is hereby CRANTED, from and after the date of this Order, subject,

however, to the following restrictions:

1. Compliance with the Subdivision Regulations.

2. Approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Dwellings existing - No Comment

Road variance - No Comment

Mr. Nick Commodari

Plans Review

ITEM NO. 156

SUBJECT Meeting of February 5, 1980

Mr. Charles E. Burnham, Chief

Zoning Advisory Committee

Deputy Zoning Commissioner of Baltimore County

February 4, 1980

baltimore county department of traffic engineering TOWSON, MARYLAND 21204

STEPHEN E. COLLINS

DIRECTOR

April 17, 1980

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

This department has no comment for the following items: #154 and #155.

Michael S. Flanigan Traffic Engineering Associate II

MSF/mjm

BALTIMORE COUNTY PUBLIC SCHOOLS Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: February 7, 1980

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue Towson, Maryland 21204

2.A.C. Meeting of: February 5, 1980

RE: Item No: 151, 152, 153, 154, 155, 156, 157 Property Owner: Location: Present Zoning: Proposed Zoning:

District: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours, 3 Jacklich Telonal Wa. Nick Petrovich, Assistant Department of Planning

WNP/bp

BALTIMORE COUNTY
DEPARTMENT OF FEALTH
TOWSON, MARYLAND 21204 DONALD J. ROOP, M.D. M.P.H. DEPUTY STATE & COUNTY HEALTH OFFICER

March 24, 1980

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 155, Zoning Advisory Committee meeting of February 5, 1980, are as follows:

> Property Owner: Location: Existing Zoning: Proposed Zoning:

Mary M. Myers ME/C Ross Road & 'B' Avenue

Lot 1-A Variance to permit a lot width of 50' in lieu of the required 55' and side setbacks of 8.5' and 9.2' in lieu of the required 10'

Lot 2-A Variance to permit a lot width of 40' in lieu of the required 55' and a side setback of 2.3' in lieu of the required 10' and a rear setback of 23.9' required 10' and a rear setback of 23.9' in lieu of the required 30'

Lot 3-A Variance to permit front and side setbacks of 7.0' in lieu of the required 25' and 10' respectively and a setback for an open porch of 5.0' in lieu of the required 25' and 10' respectively and a setback for an open porch of 5.0' in lieu of the required 7.5' lieu of the required 7.5'.

Acres: District:

IJF/mw

Metropolitan water and sewer exists; therefore, no health hazards are anticipated.

0.5275 15

Very truly yours,

BUREAU OF ENVIRONMENTAL SERVICES

到。約 BALTIMORE COUNTY FIRE DEPARTMENT FIRE DEPARTMENT TOWSON, MARYLAND 21204

PAUL H. REINCKE CHIEF

February 29, 1980

Mr. William Hammond Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

Re: Property Owner: Mary M. Myers

NE/C Ross Rd. & 'B' Ave. Location:

Item No:

Zoning Agenda: 2-5-80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

Planning Group
Special Inspection Division

PETITION FOR VARIANCES

15th District

ZONING: Petition for Variances

LOCATION: Northeast corner of Ross Avenue and Avenue B

Thursday, May 8, 1980 at 9:45 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit side yard setbacks of 8.5 feet and 9.2 feet in lieu of the required) feet, 8.5 feet and 9.2 feet in lieu of the required) feet, a lot width of 50 feet in lieu of the required 55 feet (existing house) for proposed Lot 1-A; a side yard setback of 0 feet in lieu of the required 25 feet, and a rear yard setback of 23.9 feet in lieu of the required 30 feet and a 40 foot lot width in lieu of the required 55 feet (existing house) for proposed Lot 2-A; a front yard setback of 5 feet in lieu of the required 25 feet and a side yard setback of 7 feet in lieu of the required 25 feet (existing house) for proposed Lot 3-A proposed Lot 3-A

The Zoning Regulations to be excepted as follows:

Section 1B02.3C.1 - Development Standards for Small Lots or Tracts

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Mary M. Myers, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, May 8, 1980 at 9:45 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

> BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your Petition has been received this

William E. Hammond, Zoning Commissioner

Reviewed by *This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

1 SEP 13 033

ORBER BATE.

CEB: rrj

BATTIMORE COUNTY, MARYTAND

INTER-OFFICE CORRESPONDENCE

TO	Mr. W. E. Hammond Zoning Commissioner	April 14, 1980	
10	John D. Seyffert, Director		
EDOM.	Office of Planning and Zoning		

SUBJECT Petition No. 80-228-A Item 155

Petition for Variances
Northeast corner of Ross Avenue and Avenue B
Petitioner - Mary M. Myers

Fifteen District

HEARING: Thursday, May 8, 1980 (9:45 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

John D. Selffert, Director
Office of Planning and Zoning

JDS:JGH:ab

April 8, 1980
Ms. Mary M. Pyers

NOTICE OF HEARING

TOWSON, MARYLAND

9034 Avenue B

Baltimore, Maryland 21219

FE: Petition for Variance - NE/C of Ross Road and Avenue B Case No. 80-228-A

TIME: 9:45 A.M.

DATE: Thursday, Hay 8, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

BAIMIMORE COUNTY

co: Head Engineering & Surveys of Maryland, Inc. 6902 North Point Road Baltimore, Maryland 21219 BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E HAMMOLID ZONING COMMISSIONER

April 23, 1980

Mrs. Mary M. Myers 9034 Avenue B Daltimore, Maryland 21219

> PE: Petition for Variance NE/C Foss Ave & Avenue B Case No. 80-225-A

Dear Mrs. Myers:

This is to advise you that _______ is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:aj

On January 9 - Mr. Robert Coster

Selfwered personally 3 cagnes of

Petition for gaming Variance forms

Also a check for 25.00. Londland

or my receipt for and 25.00. Copy

Your now have 3 more Petitions

Please try to gut thru the necessary

work to get this matter Clerred

up Thank your

North Country

9034 Country

Mari 8014

mr William & Hammond C that a areance # 155 Lithe my permission Thank you mary myers 9034 livenue B. Baltimore md 2/2/9 SURVEYS of Maryland, Inc. Commercial • Private 6902 NORTH POINT RD. ROBERT Y, COSTER, JR. P.L.S. Res. 628-2751 BALTIMORE, MD. 21219 LONING LAW. PHONE (301) 388-0900

HEAD
ENGINEERING &
SURVEYS of Maryland, Inc.

BALTIMORE, MARYLAND 21219 Phone (301) 386-0900

DESCRIPTION OF LOTS 1 AND 2, LILLIAN BROWN PLAT, 15th ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

BEGINNING for the same at the point of intersection of the northwesterly right of way line of Avenue B, thirty feet wide, with the northeasterly right of way line of Ross Road, thirty feet wide, thence thereby;

1) North 30° 55' 64" West, 228.70 feet to a point and corner for these lands and lands now or formerly of Marshall F. Kendall, thence thereby;

2) North 58° 40° 18" East, 100.00 feet to a point and corner for these lands and Lot 3, thence thereby;

3) South 30° 55' 04" East, 230.90 feet to a point and corner on the aforesaid north-westerly right of way line of Avenue B, thence thereby:

4) South 59° 55' 56" West, 100.00 feet to the point and place of BEGINNING, containing 0.5275 Acres of land, more or less.

104 2044

BALTIMORE COUNTY
OFFICE OF PLA HING & ZONING
TOWSON, MARYLAND 21204
494-3353

William E. Hammond Zoning Commissioner

May 20, 1930

Ms. Mary M. Myers 9034 Avenue B Baltimore, Maryland 21219

RE: Petition for Variances

NE/corner of Ross Ave. & Avenue B
15th Election District

Mary M. Myers - Petitioner

NO. 80-228-A (Item No. 155)

Dear Ms. Myers:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. Robert Y. Coster, Jr. 6902 North Point Road Baltimore, Maryland 21219

> John W. Hessian, III, Esquire Prople's Counsel

	C.	Africa to of	Marriage	LICENS	SE 1.0
		State of M		49	140
- 1. - 1. 1/2	/	FREDERICK COL	JNTY (10)	~	
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			a Rumont		
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en nationales	Baltimore,	Baltimore,	Md	al Status	Widower_
de's ame illus	Mary Margare	t Ekholm	Age 57	Birthplace	W.Va.
esiden ce _	Baltimore,	Baltimore,	Md. Marit	ral Status	Widow
		to groom if any	None		
į··	· DowFeb.	26 1775 R	stor Lott. E. M. Clorel St	hurch in	Land

CERTIFICATION CONTRACTOR

FUNERAL HOME

7922 WISE AVENUE

DUNDALK, MARYIAND 21222

DATE JULY 8, 1970

TO HTS. Hury Etholm

FUNERAL Bronzetone Perma Seal Retal

Sarket & Professional Services Rendered

#1,200.

#1,550.

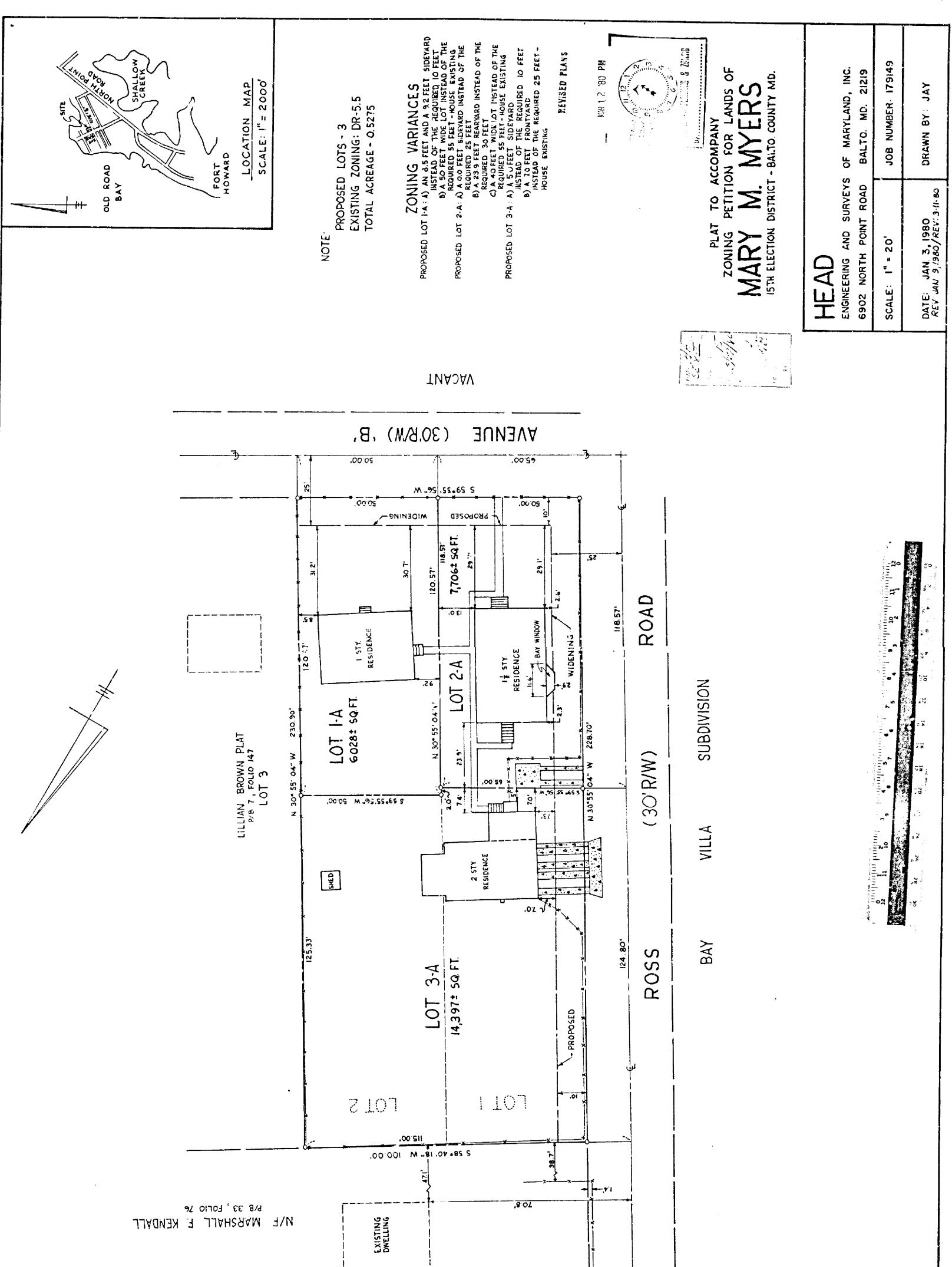
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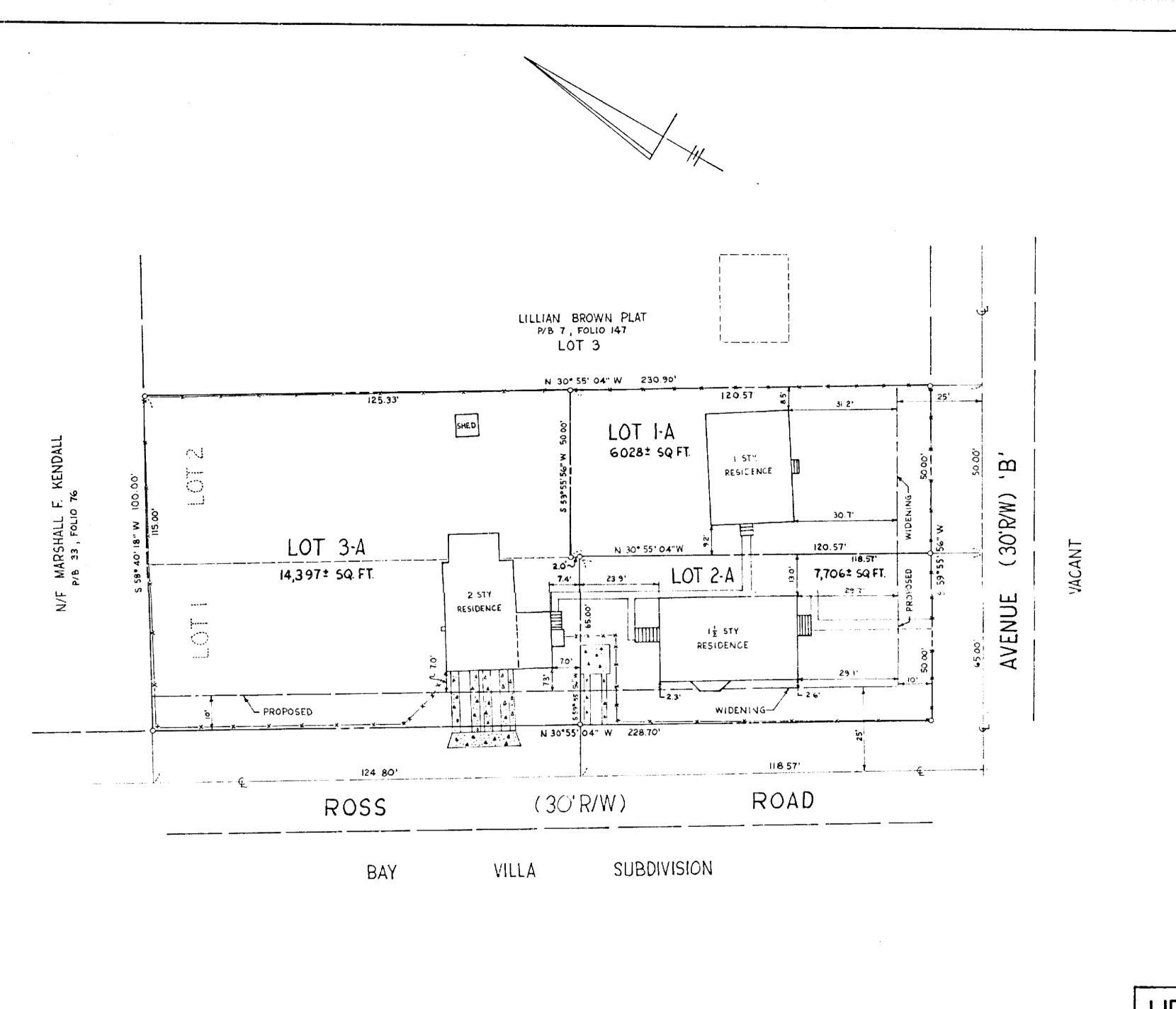
THANK YOU

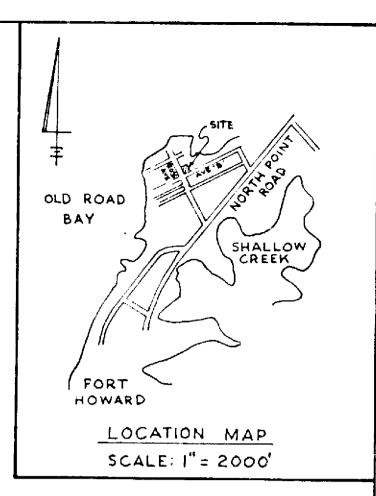
THANK YOU

1 SIP 13 735

DETITION AND DESIGNATION OF THE PROPERTY OF TH	PETITION FOR VARIANCES 15th DISTRICT SONING: Petition for Variances LOCATION: Northeast corner of Ross Avenue and Avenue B	
PETITION MAPPING PROGRESS SHEET FUNCTION Wall Map Original Duplicate Vising 200 Sheet	DA'LD & TIME: Thursday, May 8, 15 hat 9:45 A.M. PUB J HEARING: Room 166, County Office: Building, 111 W. Chesapeake Avenue, Towner	•
PUNCTION Wall Map Original Duplicate Fring 200 Sheet	The Zoning Commissioner of Del	SECT THE THE
outline plotted on map	timore County, by authority of the Soning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Variances to permit side yard setbacksof i.5 feet and \$.2 feet in lieu of the required 10 feet,	MAP 2000 2000 ALLOW SHALLOW 2000 2000 15.5 15.5 15.1 INTERD IO FEET SIDEYAL EQUIRED 10 FEET SIDEYAL ST. 1 INSTEAD OF THE
Petition number added to outline	feet in lieu of the required 10 feet, a lot width of 50 feet in lieu of the required 55 feet (existing house) for proposed Lot 1-A; a side yard setback of 0 feet in lieu of the required 25 feet, and a rear yard setback of 25 feet, and a rear yard setback of 25 feet to liver of the required.	MAP 2000' SAALL SHALL SH
	back of 0 feet in lieu of the required. 25 feet, and a rear yard aetback of 23.9 feet in lieu of the required 30 [feet and a 40 feet let width be to lieu.	Z " Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z
Denied	feet and a 40 foot let width in lieu of the required 55 feet (existing house) for proposed Lot 2-A; a front yard setberk of 5 feet is lieu of the required 5 feet wide yard setberk of 5 feet is lieu of the required 50 feet will be under the required 50 feet we will be under the required 35 feet we will be under the required 36 feet we	
Granted by ZC, BA, CC, CA	The Zoning Regulations to be an appearing on theday ofday of	SCALE
	Section 1802.3C.1 — Development Standards for Small Lets or Tracts All that parent of let.	
Reviewed by: Revised Plans: Change in outline or descriptionYes	teenth District of Bait more County Beginning for the same at the point of intersection of the north- westerly right of way line of Avenue B. thirty feet wide, with the north-	PROPOSI EXISTING TOTAL A ZON STIA: A)
Previous case:No	Road, thirty feet wide, thence thereby: 1) North 30° 55° 64° West 200 50	OTE:
	feet to a point and corner for these lands and lands now or formerly of Marshall F. Kendall, thence thereby; 2) North 58° 40′ 18° %ast 100.00	Ž Q
	lands and Lot 3, thence thereby; 3) South 30° 55′ 04″ East, 230.90	
	line of Avenue B, thence thereby: 4) South 199 555 565 When 199 59	
	feet to the point and place of begin- ning, containing 0.5275 acres of land, more or less. Being the property of Mary M. Myers, as shown on plat plan filed with the Zoning Department Hearing Date: Thursday	
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING	1980 at 9:45 A.M. Public Hearing: Room 106, Coun-	
County Office Building 111 W. Chesapeake Avenue	peake Avenue, Towson, Maryland. By Order of: WILLIAM E. HAMMOND, Zoning Commissioner	TNA
Your Petition has been received this day of, 1921.*	of Baltimore County April 17.	
Filing Fee \$ Received: Check		(30.K/M), B,
Cash Other	0 130-230-2	.00 os 1
$\left(\frac{1}{100}\right)\left(\frac{1}{100}\right)$	CERTIFICATE OF POSTING	22. 29. M
Dellian Edla	ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland	NIDENING -
William E. Hammond, Zoning Commissioner Petitioner Submitted by		
Petitioner's Attorney Reviewed by	District 12 Date of Posting 1/3/30 Posted for: 12/1/3/11/22 1/3/2/11/11/22	-i- 19.53
*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.	Petitioner: Mary M. Merkan	8 05 TZ
	Location of property: ALT AC A RESS PH. 1020 CONTRACTS	
	Location of Signs: 6-12-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1	58
	Remarks: 2 25 7010 020000 for lengthy description	
PETITION FOR VARIANCE 15th District Essex, Md.,	Posted by Signature Date of return: 1125/50	.26
VARIANCE 15th District Zoning: Petition for		
Variances. Location: Northeast corner of Ross avenue and Avenue R	d segue	AT AT 230.5
Date & Time: Thursday, May 8, 1980 at 9:45 A.M. Public Hearing: Room 106, County Office Building, 111 W.		2
Chesapeake avenue. Towson, Maryland. The Zentra Communication was inserted in Qie Essex Times, a newspaper		BROW FOLIO
Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Baltimore County, by authority printed and published in Baltimore County, once in printed and published in Baltimore County, once in successive		Z 60 .00 09 M .93.55.65 \$
Petition for Variances to permit aide yard setbacks of 8.5 weeks before the		
required 10 feet, a lot width of 50 feet in lieu of the required 55 feet (existing house) for		
proposed Lot 1-A; a side yard setback of 0 feet in lieu of the required 25 feet, and arear yard setback of 23.9 feet in lieu of the		量
required 30 feet and a 40 feet lot width in lieu of the required 55 feet (existing house) for		<u></u>
proposed Lot 2-A; a front yard setback of 5 feet in lieu of the required 25 feet and a side yard setback of 7 feet in lieu of the required 25 feet (existing house)	121 1A 607/A	
for proposed Lot 3-A. The Zoning Regulations to be	207/17	125.33
excepted as follows: Section 1B02.3C.1 Development Standards for Small Lots or Tracts		3.A
All that parcel of land in the Fifteenth District of Baltimore County Beginning for the same at the		
point of intersection of the northwesterly right of way line		
feet wide, thence thereby:	The state of the s	
228.70 feet to a point and corner for these lands and lands now or formerly of Marshall F. Kendell	Seller Se	
thence thereby: (2) North 58° 40′ 18″ East, 100.00 feet to a point and corner for these lands and Lot 3, thence thereby:	2 2 2 3 4 2 2 2 2 3 4 2 2 2 2 3 4 2 2 2 3 4 2 2 2 3 4 2 2 2 3 4 2 2 2 3 4 2 2 2 3 4 2 2 2 3 4 2 2 2 3 4 2 2 2 3 4 2 2 2 3 4 2 2 2 3 4 2 2 2 3 4 2 2 2 3 4 2 2 2 3 4 2 2 2 3 4 2 2 2 3 4 2 2 2 2	. Lors
(3) South 30° 55′ 04″ East, So	B B B B B B B B B B B B B B B B B B B	
right of way line of Avenue B, thence therby: (4) South 59° 55′ 56″ West, 100.00 feet to the point and	ON ON OR S	.00°001 M .81.0V
place of Beginning, containing 0.5275 acres of land, M/L. Being the property of Mary M. M	E E E E E E E E E E E E E E E E E E E	,124
Department. Hearing Date:		P/8 33 , FOLIO 76
THURSDAY, MAY (1980 AT 9.45 A.M. Public Hearing: Room 106, County Office Building, 111 W. Cinesapeake Avenue, Towson, Maryland Maryland		MYF MARSHALL F. KENDALL WELLING WELLING WASHALL F. KENDALL
Cinesapeake Avenue, Towson, Maryland, BY ORDER OF WILLIAM E. HAMMOND	A E July 1 A C L L L L L L L L L L L L L L L L L L	EXIS] DWEL







NOTE:

PROPOSED LOTS - 3 EXISTING ZONING: DR-5.5 TOTAL ACREAGE - 0.5275

ZONING VARIANCES

PROPOSED LOT I-A: A) AN 8.5 FEET AND A 9.2 FEET SIDEYARD
INSTEAD OF THE REQUIRED TO FEET
B) A 50 FEET WIDE LOT INSTEAD OF THE
REQUIRED 55 FEET -HOUSE EXISTING
PROPOSED LOT 2-A: A) A 2.3 FEET SIDEYARD INSTEAD OF THE
REQUIRED 25 FEET
B) A 2.4 FEET REALIZED INSTEAD OF THE B) A 23 9 FEET REARYARD INSTEAD OF THE

PROPOSED LOT 3-A A) A 7.0 FEET AND A 7.4 FEET SIDEYARD INSTEAD OF THE INSTEAD OF THE INSTEAD OF THE REQUIRED OF THE REQUIRED OF THE REQUIRED TO FEET AND A 7.3 FEET FRONTYARD INSTEAD OF THE REQUIRED 25 FEET HOUSE EXISTING

PLAT TO ACCOMPANY ZONING PETITION FOR LANDS OF 15TH ELECTION DISTRICT - BALTO, COUNTY MD.

HEAD ENGINEERING AND SURVEYS OF MARYLAND, INC. 6902 NORTH POINT ROAD BALTO. MD. 21219 SCALE: |" = 20" JOB NUMBER: 179149 DATE: JAN. 3, 1980 REV: JAN. 9,/980 DRAWN BY JAY